

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		WYMAN TERR, ARLINGTON

## OWNERSHIP

Owner 1:	TIMPANO SAMANTHA			
Owner 2:	SASPORTAS KARI L			
Owner 3:				
Street 1:	50 WYMAN TERR #50			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	GREEN THOMAS M -		
Owner 2:	MOUNTAIN VICTORIA J -		
Street 1:	50 WYMAN TERR #50		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Wood Shingle Exterior and 1078 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO		Total:		Spl Credit		Total:	
--------------	---------	--------------	---	-------------	-----	-------	----------------	-------	--	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	528,400			528,400		230468
							GIS Ref
							GIS Ref
Total Card	0.000	528,400			528,400	Entered Lot Size	
Total Parcel	0.000	528,400			528,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:	490.17	/Parcel:	490.1	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	520,600	0	.		520,600	520,600	Year End Roll	12/18/2019
2019	102	FV	539,700	0	.		539,700	539,700	Year End Roll	1/3/2019
2018	102	FV	477,900	0	.		477,900	477,900	Year End Roll	12/20/2017
2017	102	FV	436,000	0	.		436,000	436,000	Year End Roll	1/3/2017
2016	102	FV	436,000	0	.		436,000	436,000	Year End	1/4/2016
2015	102	FV	403,300	0	.		403,300	403,300	Year End Roll	12/11/2014
2014	102	FV	385,100	0	.		385,100	385,100	Year End Roll	12/16/2013
2013	102	FV	385,100	0	.		385,100	385,100		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
9	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## PRINT

Date	Time
12/11/20	04:27:3

**LAST REV**

Date	Time
07/19/18	18:24:0

danam
14628

!14628!

Undisplayed Areas:  
GLA: 1078  
OFP: 136

## RESIDENTIAL GRID

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

## DEPRECIATION

Phys Cond:	GD - Good	18.6
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.00489950
Adj \$ / SQ:	400.201
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649129
Depreciation:	120738
Depreciated Total:	528391

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

[illegible]

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,078	400.200	431,41	
OFP	Open Porch	136	28.770	3,91	
Net Sketched Area:		1,214	Total:	435,33	
Size Ad	1078	Gross Are	1214	FinArea	1078

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7						
3						
0						
8						

**IMAGE**

